



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**219 Hidden Valley Place NW
Calgary, Alberta**

MLS # A2257797



\$665,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,748 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Welcome to this spacious 4-bedroom, 3-bathroom home offering over 1,700 sq ft of living space plus a partially finished basement —perfect for a growing family. Step inside to find a bright, open layout featuring gleaming hardwood floors , a generous living area, and a functional kitchen designed for everyday living and entertaining. The oversized double attached garage provides plenty of room for vehicles, storage, or a workshop. This home is loaded with recent upgrades for peace of mind, including a new hot water tank (2024) and furnace (2024) , air conditioning , plus a new roof, siding, and eaves . Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms , offering comfort and flexibility for the entire family. The lower floor includes a 4th bedroom and 3rd full bathroom. The partially finished basement adds even more potential—whether you're looking for a home gym, rec room, or extra storage. Tucked away in a quiet cul-de-sac location , this home combines privacy with convenience—close to schools, parks, shopping, and amenities. ? 4 Bedrooms ? 3 Full Bathrooms ? Oversized Double Garage ? Hardwood Floors ? Recent Major Updates (Roof, Siding, HVAC, HWT, A/C) This property checks all the boxes—space, style, and updates already done for you. Don't miss your chance to call this gem you home!